

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Eventist Group Ltd
Units 1-4 Trade City
Avro Way
Brooklands Industrial Park
KT13 0YF

Application No: 191209
Application type: Full Planning Approval

Applicant: Eventist Group Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Temporary Change of Use for up to 45 days in a calendar year, to Change from Class D2 Assembly & Leisure to Christmas Party Events and Sporting Activities at Kings Meadow, with the site being restored to it's former condition at, or before 14:00hrs on 31st December 2019.

At: Kings Meadow Woodland Napier Road Reading

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 10 October 2019



Head of Planning, Development & Regulatory Services *RE*

Application At: Kings Meadow Woodland Napier Road Reading

Application No: 191209

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The use of the land for Christmas Party events shall cease and the site shall be restored to its former condition on or before 1400 hours on 31 December 2019.

Reason: In the interests of the residential amenity of the surrounding area and in the interests of the visual amenity of the area of open space. LDF Core Strategy Policy CS28 (Loss of Open Space) LDF Core Strategy Policy CS34 (Pollution and Water Resources)

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan ref. 472112, 173937

Drawing No: BPE-17-01B (Elevations)

Drawing No: BPE-17-01B (Area Plan)

Received on 24th July 2019

Floor Plan ref. Reading x 900, BPE Reading 2019 CW R3 - Reading: Glamour of Paris '19

Received on 29 July 2019

Reason: As permission is granted in respect of the development as detailed in the approved plans only.

3. The temporary use hereby approved shall not be carried out other than in accordance with the submitted document: Design and Access, Flooding and Traffic Management Plan Statement ref. Kings Meadow Reading Christmas Parties received by the Local Planning Authority on 24th July 2019.

Reason: In the interests of highway safety and reducing flood risk. LDF Core Strategy Policies CS22 (Transport Assessments) CS24 (Car/Cycle Parking) and CS35 (Flooding) and LDF SDPD Policy DM12 Access, Traffic and Highway-related Matters

4. The use hereby approved shall only be carried out in accordance with the 'Traffic Access and Flood Management Plan' for Best Parties Ever, which was received by the Local Planning Authority. Reason: in the interests of the management of traffic and safety in a flood event, in accordance with policies CS24, DM12 and CS35.

5. No fence, wall or other means of enclosure shall be erected within the site unless it is designed to be permeable to floodwater.

Reason: To prevent obstructions to water flow in the interests of minimising flood risk in accordance with LDF Core Strategy Policy CS35 (Flooding).

Date: 10 October 2019



Head of Planning, Development & Regulatory Services *RE*

6. Deliveries, collection of empty bottles, emptying of on-site portable toilets, construction and deconstruction of temporary structures, and similar noisy activities, shall not be carried out between the hours of 2000 and 0800.

Reason: In the interests of protecting local residents from unreasonable noise levels which would be detrimental to the residential amenities of the surrounding area. LDF Core Strategy Policy CS34 (Pollution and Water Resources) LDF SDPD Policy DM4 (Safeguarding Amenity).

7. The noise emitted from the generators (as shown on drawing ref. Floor Plan ref. Reading x 900, BPE Reading 2019 CW R3 - Reading: Glamour of Paris'19 received by the Local Planning Authority on 29th July 2019) shall not cause an increase of the existing background noise level (determined to be 45 dB LA90, 15 minute) by more than 0 dB. An acoustic assessment to demonstrate that that this level has been met shall be submitted upon the request of the local planning authority. The noise levels shall be determined at the nearest noise sensitive premises and measurements and assessment made according to BS4142:2014.

Reason: To protect the occupiers of nearby residential properties from noise disturbance. LDF Core Strategy Policy CS34 (Pollution and Water Resources) LDF SDPD Policy DM4 (Safeguarding Amenity).

8. Each Christmas party event shall cease in sufficient time for all patrons and staff to have left the site by 0200 hrs. No activity associated with the use hereby approved shall take place between the hours of 0200 hrs and 0800 hrs.

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential amenities of the surrounding area. LDF Core Strategy Policy CS34 (Pollution and Water Resources) LDF SDPD Policy DM4 (Safeguarding Amenity).

9. The noise mitigation measures set out in the approved 'F1 AcousticsCoLtd Noise Assessment Revision 0 dated 19th October 2018 and received by the Local Planning Authority on 19th August 2019, shall be implemented in full prior to the first party event taking place. The noise mitigation measures shall be maintained and adhered to in full for the duration of all party events.

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential amenities of the surrounding area. LDF Core Strategy Policy CS34 (Pollution and Water Resources) LDF SDPD Policy DM4 (Safeguarding Amenity).

10. No less than five percent of the parking spaces within the Kings Meadow car park shall be allocated and made available for use by disabled users of the Best Parties Ever site.

Reason: to ensure convenient access for all to the facility. In accordance with Policy CS3 & CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

Date: 10 October 2019



Head of Planning, Development & Regulatory Services *RE*

11. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the application land by virtue of this temporary permission shall only for be used for Christmas Party events only and for no other temporary use within Use Class D2 (Assembly and Leisure).

Reason: In the interests of the residential amenity of the surrounding area and in the interests of the visual amenity of the area of open space. LDF Core Strategy Policy CS28 (Loss of Open Space) LDF Core Strategy Policy CS34 (Pollution and Water Resources)

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

2. a) Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

b) The applicant is advised of the need to secure the appropriate events license(s) for the temporary uses approved as part of this planning permission.

c) The applicant is reminded that the temporary use of the site hereby permitted will be subject to environmental protection regulations under the Environmental Protection Act 1990.

3. There were no complaints about noise from the event, however, the music was louder outside than predicted by the noise assessment. I believe this was because they were playing at a louder level inside than was used in the prediction. The organisers informed me that this was because they were getting some complaints from customers that it was too quiet. We would suggest that the applicant investigates moving the stage towards the Napier Road end of the marquee next year so that the noise source is further away from the nearest residents - this may facilitate compliance with the noise assessment whilst maintaining suitable internal level for customers.

Date: 10 October 2019



Head of Planning, Development & Regulatory Services *RE*

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.